



Chartered Surveyors &
Commercial Property Consultants

AIR CONDITIONED OFFICE SUITE TO LET

**FIRST FLOOR, VICTORIA COURT
64 VICTORIA ROAD, MORTIMER
READING, BERKSHIRE, RG7 3SG**

1,200 SQ FT (111.48 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

Victoria Court is situated on Victoria Road in the centre of Mortimer Common within easy reach of the A33 which leads directly to Reading and Basingstoke as well as Junction 11 of the M4 motorway. Newbury is 15 miles to the west.

Mortimer station is only one and a half miles away providing regular services to Reading Crossrail station.

DESCRIPTION

A first floor office suite set within a purpose built two storey office building with onsite parking benefiting from the following amenities:-

- * Refurbished
- * Immediately available
- * Good road and rail links
- * Open Plan
- * LED Lighting
- * Good Natural Light
- * Intruder and fire alarm
- * Car Parking
- * Kitchenette
- * Male and Female WC's
- * Heating and Air conditioning

ACCOMMODATION

	Sq. M.	Sq. Ft.
Main Office	102.19	1,100
Additional space	9.29	100
Total	111.48	1,200

RATING ASSESSMENT

Rateable Value £13,250 Rates Payable £6,611 (2023/24)

Rate relief for those eligible may reduce the rates payable to £2,754.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of B and a score of 47.

PROPOSAL

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £16,800 per annum exclusive. VAT is payable on the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

Or Haslams 0118 921 1514



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